



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

PROPOSED NORTHGATE LEGISLATION

South Lot Acquisition
Cover Letter for Proposed Ordinance
June 17, 2004

June 15, 2004

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

I am pleased to transmit the attached proposed Council Bill that will authorize the Executive to purchase approximately 2.7 acres of property in the vicinity of Northgate Mall necessary for Seattle Public Utilities to proceed with the Thornton Creek Water Quality Channel Project.

This transmittal responds to legislation that the City Council approved in December 2003, which included the Northgate Mall Development Agreement (Ordinance 121358) providing the City a 12-month option to purchase 2.7 acres of the Northgate South Lot (Parcel B). The City's option to purchase Parcel B for \$375,000 expires in December 2004. In addition, City Council Resolution 30642 requested a proposed site plan for the two South Lot parcels and a recommendation of one of three options for natural drainage and open space. SPU evaluated the three options and presented the analysis to the Northgate Stakeholders Group for their review. On June 3, 2004, the Northgate Stakeholders Group unanimously recommended the Hybrid option.

The terms of the City's purchase of Parcel B require the City to use Parcel B as open space and stormwater improvements to benefit Thornton Creek. This parcel is necessary to implement the recommended Hybrid option for the Thornton Creek Water Quality Channel Project. This site provides unique access to dry weather flows and storm flows from a 670-acre drainage for water quality treatment before discharging to Thornton Creek. In addition, constructing the Thornton Creek Water Quality Channel Project on this parcel provides new public open space amenities and pedestrian connections identified in the Northgate Comprehensive Plan.

Three related ordinances are proposed to implement this proposal. This first transmittal is an ordinance to exercise the City's option to purchase the 2.7 acres of land, pursuant to the Northgate Mall Development Agreement and authorize the Thornton Creek Water Quality Channel Project with funding to purchase the land. The second ordinance, seeks funding for that project. The third ordinance authorizes a memorandum of understanding between Lorig and the City regarding agreements to reconfigure their respective parcels and jointly plan and execute their respective projects.

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Thank you for your consideration of this legislation. Should you have questions, please contact Ray Hoffman at 4-5852.

Sincerely,

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council